



UNIT 1, KNIGHTON FIELDS ROAD EAST, LEICESTER, LE2 6DR

- **Self contained secure site with two small ancillary buildings**
- **Total site area of 0.95 acres with fully concreted yard and palisade fencing**
- **For sale freehold with full vacant possession**

DEVELOPMENT • AGENCY • INVESTMENT • CONSULTANCY



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LOCATION

The property is located on the north side of Knighton Fields Road East at its junction with Morris Road, close to the A5199 Welford Road, approximately 1.5 miles to the south of Leicester City Centre.

Morris Road is a popular City Industrial Estate and home to a variety of successful and long established businesses.

DESCRIPTION

The property comprises a level tarmacadam yard with two small buildings formerly used as a timber store and builders merchant in conjunction with adjacent property. The yard is fenced and has double entrance gates onto Morris Road. On conclusion of a sale the vendor will reinstate a length of fencing along the boundary between this and the adjacent property.

The total site area is approximately 0.95 acres including the embankment which runs to the Knighton Fields Road East frontage. The area laid to tarmac is approximately 0.725 acres.

FLOOR AREAS

Front Building	1,316	sq ft
Rear Building	680	sq ft

Total	1,996	sq ft

Our client also has a leasehold interest (until 2016) on an adjoining 3,165sq ft industrial building, which is available by separate negotiations. Further details on request.

TENURE

Freehold with full vacant possession

TERMS

Offers invited in excess of £250,000 subject to contract

VAT

VAT will be chargeable on the purchase price at the prevailing rate

ENVIRONMENTAL REPORT

The property will be sold with the benefit of a desk top environmental report on which the purchaser can rely

LEGAL COSTS

Each party to be responsible for their own legal and other costs in any transaction

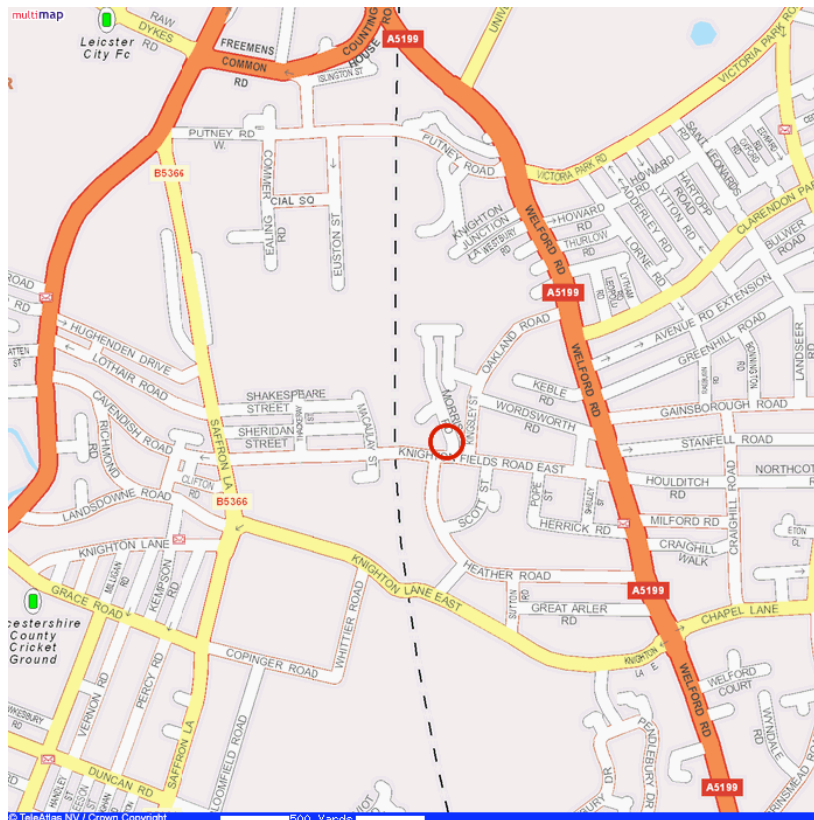
FURTHER INFORMATION

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LOCATION PLAN



Misrepresentation Act:

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given. Prices quoted are exclusive of VAT where applicable.



SITE PLAN

